

**CECIL TOWNSHIP BOARD OF SUPERVISORS
NVR, INC. PROPOSED TENTATIVE PRD LOCATED ALONG McCONNELL RD.
CONTINUED PUBLIC HEARING FROM MONDAY, FEBRUARY 15, 2016
MONDAY, MARCH 14, 2016
7:00 PM**

Call the Public Hearing to order:

Roll Call:

Swearing in for Testimony:

7:00 PM Public Hearing to consider the following application request of NVR, Inc. for a proposed Tentative PRD (Planned Residential Development) located along McConnell Road in the R-2 Medium Density Residential Zoning District. The plan proposes the division of 126.16 acres for 125 Single Family Dwellings, 124 Single Family attached Townhomes, 42 Single Family attached Duplexes, and open space areas.

This Public Hearing was duly advertised on March 4 and March 7, 2016.

Comments from the Board:

Comments from the Floor:

Determination of Public Hearing status:

**CECIL TOWNSHIP BOARD OF SUPERVISORS
CONTINUED PUBLIC HEARING FROM MONDAY, FEBRUARY 15, 2016
AMENDMENTS TO THE CECIL TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
NO.-5-00 & CODE OF ORDINANCES NO. 1-88
IMMEDIATELY FOLLOWING THE 7:00 PM PRD PUBLIC HEARING**

Call the Public Hearing to order:

Roll Call:

Swearing in for Testimony:

Public Hearing to consider amendments to the Cecil Township Unified Development Ordinance No.-5-00, and Code of Ordinances No. 1-88, including, without limitation, those discussed at the February 15, 2016 Hearing:

Part 6 – DESIGN IMPROVEMENT STANDARDS

- Section 605C – Fire Hydrants
 - Define a distance on spacing
- Section 611- Storm water Management
 - New Storm water Regulations & Televising Storm Sewer System
- Section 620.0 Mailbox Cluster Box (*new section*)
 - Define location and traffic issues

Part 12 – GENERAL REGULATIONS

- Section 1211.0 - Animals
 - Allowing for the raising of chickens
- Section 1212.0 - Communication Facilities
 - Setback issues & Fencing
 - Building Roof Top facilities
 - DAS (Distributed Antenna Systems) in the public right of way

Part 13 – OFF STREET PARKING & LOADING

- Section 1303- Provide for visitor parking in Townhouse/Multi-Family developments
- Section 1307 – Loading Requirements

Allow for reduced requirements for Office Buildings

- **FIRE ALARM ORDINANCE**

- Ordinance #1-88, Chapter 13, Part 3 "Alarm Permits"

- **SECTION 913 SPECIAL DEVELOPMENT DISTRICT**

Section 913 F. Effect of Proposed Change of Land Use Category For Individual Lots and Tracts of Land

- 1) Prohibit developed or lawfully occupied lots or tracts of land from being considered for a land use category change to a less restrictive (more severe) land use category.
- 2) Prohibit developed or lawfully occupied lots or tracts of land from being considered for a change of use to a less restrictive (more severe) use in the same land use category.

(over)

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(continued)

- **SECTION 1212 COMMUNICATION FACILITIES**

- 1) Replace current 200 ft. and 1000 ft. setback language for communication towers with a standard setback from exterior of tower footprint of 150% the height of a communication tower from an adjoining property line or 500 feet from any residential dwelling, whichever is greater.
- 2) Require owner to submit as-built survey to Township upon completion of tower site.
- 3) Require owner to submit tower height certification to Township upon completion of tower site.
- 4) Require fence height of 8' around tower footprint site.

- **SECTION 403 CONDITIONAL USES**

Section 403.B - Provide for requirement that applicant notify process to property owners within 300 feet of the exterior limits of the property.

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Comments from the Board:

Comments from the Floor:

Determination of Public Hearing status: